

Dún Laoghaire-Rathdown County Council

Report indicating the Programme of Capital Projects proposed 2023 – 2025

Table of Contents

Page

1.	Introduction	1
2.	DCS projects - Contractually Committed	6
3.	DCS projects – Not Contractually committed - Pre-contract	9
4.	DCS Pipeline projects - Funding not currently available	13
5.	Glenamuck District & Environs	16
6.	Sandyford Urban Framework Plan (SUIFP)	19
7.	Cherrywood Planning Scheme Projects	22
8.	Social Housing	28
9.	Social, Affordable, Housing - Shanganagh	30
10.	Dún Laoghaire Harbour	32
	Appendix A. Capital Programme Map 2022 - 2024	35
	Appendix B. Stages/Status of Capital Projects	36

1. Introduction

1.1 [Section 135 of the Local Government Act 2001](#) requires that:

- (1) Before the start of each local financial year the Chief Executive shall prepare and submit to the elected Council a report indicating the programme of capital projects proposed by the local authority for the forthcoming and the following two local financial years having regard to the availability of resources.
- (2) A report prepared under subsection (1) may be considered at the local authority budget meeting or at such other meeting as the elected council may by resolution decide.
- (3) In considering the question of the resources likely to be available to it a local authority shall so consider-
 - a) On the basis of a realistic and prudent assessment of the position, and
 - b) On the basis of the information available to it at the time and having regard to the measures proposed by the local authority to raise funding itself.

1.2. **Basis for the selection of Capital projects being progressed**

Most capital projects have their origin in the County Development Plan adopted by the Members and the related Development Contribution Schemes (DCSs) adopted in accordance with S48 and S49 of the Local Government Planning & Development Act 2000 (as amended) to provide some of the funding required to deliver the projects to achieve the development plan objectives.

Each Development Contribution Scheme includes a list of the capital projects to be funded/part funded from the development contributions payable under the terms of that scheme. Occasionally, a funding or other opportunity may arise enabling a new project to be progressed ahead of existing projects. Where such a scenario arises, the Members will be informed accordingly. Otherwise the Development Contribution Schemes adopted by the Members forms the basis for the selection of capital projects being progressed by the Council.

A small number of projects, not included in the development contribution schemes, may have independent sources of funding such as grants, DLR capital income or other 3rd party funding and are progressed on that basis. These projects are identified as 'non DCS' throughout this report.

Social Housing developments are delivered under the Housing for All Programme and are also included as a separate category in this report. These projects are funded through a

combination of Local Property Tax income - assigned centrally to fund housing capital projects - and exchequer grants.

The final category of projects in this report relate to the works required to bring Dún Laoghaire Harbour infrastructure to taking in charge standard. Some grant funding has been secured and is match funded by cruise income and has enabled a small number of harbour projects to proceed.

1.3. Other reserved functions associated with the delivery of capital infrastructure and amenities.

In addition to adopting the Development Plan and Development Contribution Schemes Members approve individual projects under Part VIII of the P&D Act 2000 and borrowing proposals to fund infrastructure, where appropriate, are also approved by the Members in accordance with Section 106 of the Local Government Act 2001.

1.4. Timeline for delivering capital projects.

The capital programme is a rolling programme and includes numerous projects at various stages of progression and implementation.

The timeline for progressing individual projects varies having regard to a variety of factors including:

- **Availability of funding**

Capital projects included in the approved Development Contribution Schemes are funded to varying degrees from development contributions. Some may also require exchequer or other 3rd party funds and almost all have a match funding requirement from the Council's own Capital resources.

Contractually committed countywide projects have the first call on available funds and the entire funding required to complete each project is ring-fenced when the contract is awarded. Full funding is currently available and has been ring fenced for countywide capital projects in the contractually committed and not committed categories.

- **Complexity and scale of the project:**

Larger more complex projects by their nature often take longer to progress.

- **Planning requirements:**

Capital projects generally require Part VIII approval, many must be screened for EIA, AA and some must also be submitted to An Bord Pleanála. As a result the timeline for delivering these projects may be extended.

- **Legal and legislative requirements:**

Resolution of legal issues such as covenants, titles, rights of way, leases, licenses etc. can also delay projects as they can take time to resolve.

- **Public Spending Code:**

Capital projects are subject to the requirements of DPER's Public Spending Code and from a governance perspective there is an obligation on public bodies to ensure they are fully compliant with all statutory and regulatory requirements which may also result in some delays in the delivery of capital projects.

Individual capital projects are progressed as issues such as those outlined above are resolved.

1.5. Categorisation of capital projects:

This report categorises projects according to their primary funding source under the following headings:

- Countywide Contractually Committed Projects – S48 DCS 2016-2020
- Countywide Projects progressing to Contract - S48 DCS 2016-2020
- Countywide pipeline Projects - S48 DCS 2016-2020
- Cherrywood Planning Scheme projects – DCS 2017 - 2020
- Glenamuck District Roads Scheme – amended S49 DCS 2018
- Sandyford Urban Framework Plan projects - S48 DCS 2016-2020
- Social Housing - LPT and exchequer funded.
- Shanganagh Social, Affordable, Cost Rental Housing Scheme.
- Dún Laoghaire Harbour projects.

1.6 Funding available

Projects in the capital programme are funded from a combination of development contributions, grants, loans, DLRs capital funds on hand or 3rd party contributions.

1.6.1 Development Contributions

Development contributions are applied to projects listed in the appendices of the associated Development Contribution Schemes and to projects within the associated Class. This means that countywide Class 1 contributions will only be used in respect of countywide parks, libraries, sports and community projects while Countywide Class 2 contributions will be allocated in respect of countywide transportation projects etc.

1.6.2 DLR capital funds on hand

Very few projects are funded entirely from development contributions and almost all have a match funding requirement. DLR must therefore ensure it has adequate capital funds on hand to match fund development contributions to enable capital projects to be progressed.

1.7 Summary of capital expenditure proposed 2023 – 2025

The following table is a summary of the total projected capital expenditure under the various categories in the period 2023–2025:

Scheme	Projected Project Cost	Projected Expenditure to 31.12.2022	Projected Expenditure 2023-25	Projected Post 2025 Expenditure
Projects Under Contract (Funding Available)	164,426,700	28,506,566	133,977,279	1,942,855
Projects Not Currently in Contract (Funding Available)	180,204,200	7,339,079	136,829,862	36,035,259
Pipeline Projects* - (Funding Not Currently Available)	24,800,000	843,000	21,957,000	2,000,000
Glenamuck District & Environs	83,640,000	37,700,000	45,300,000	640,000
Sandyford Urban Framework Plan (SUFP)	45,117,400	2,004,400	39,735,800	3,377,200
Cherrywood SDZ Common Infrastructure - dlr Delivered	149,731,428	26,243,452	113,527,866	9,960,113
Housing Schemes	138,355,118	20,478,928	110,740,915	7,135,275
Shanganagh Housing Proposal	127,241,684	17,904,154	109,337,530	0
Harbour Schemes	35,624,900	1,168,000	7,327,700	27,129,200
Projected Expenditure Total - dlr Delivered Projects	€949,141,430	€142,187,579	€718,733,951	€88,219,902

* Projects will be progressed as the required funding, planning and legal issues are resolved.

Cherrywood SDZ Common Infrastructure - Land Owner Delivered Projects	€111,764,158
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1.8 Governance arrangements in relation to the Capital Programme:

The Council is delivering a very ambitious capital programme of projects as envisaged in the County Development Plan and the related Development Contribution Schemes. Public

bodies delivering capital programmes are subject to a high degree of accountability and governance. Failure to comply with statutory and regulatory requirements would expose the Council to both financial and reputational damage. To mitigate against this risk a Project Governance Board was established to provide a consistency of approach across the organisation with increased focus on achieving maximum value for money in line with the Public Spending Code published by the Department of Public Expenditure and Reform. Governance procedures provide a framework for project management and monitoring project progress across the organisation.

Project managers take ownership and actively manage their projects to ensure maximum value is leveraged from the capital funds available. The individual stages of each capital project are approved and assigned a budget to ensure no project goes beyond scope, that tenders represent best value and that appropriate project management systems are in place.

The Project Governance Board was established to put appropriate controls in place to ensure capital projects are delivered, as far as possible, on time and within budget and that the governance arrangements around the capital programme is as robust as possible and all necessary governance requirements are adhered to.

1.9 Conditions associated with the progression of the Capital Programme.

The capital programme outlined in this report will be progressed subject to the following conditions:

1. The full funding required to complete each project is in place and ring-fenced before any individual project commences to ensure that the Council is not exposed to an unacceptable level of financial risk,
2. The cost of projects comes in at or below the budget approved by the Project Governance Board,
3. Projected income including development contributions, grants and other third-party funding is realised.
4. A minimum cash balance of €30m be retained by the Council at all times and
5. The required sanction is obtained from the Minister for borrowing requirements.

Countywide Contractually Committed Project - DCS 2016 – 2020

2.1. Background:

The Dún Laoghaire-Rathdown Development Contribution Scheme (DCS) 2016 – 2020 was adopted by the Council on 14th December 2015 in accordance with Section 48 of the Planning and Development Act 2000 (as amended). The Scheme provides for the payment of development contributions to fund **Countywide** Infrastructural projects **and** for an additional Contribution payable in relation to developments in the Sandyford Urban Framework Plan area (SUFP).

The category of projects that are included in this section of the report are listed under the Countywide heading in Appendix II in the Scheme and are now contractually committed.

The Contributions for Countywide Infrastructural projects are broken down into the following **three classes** of Public Infrastructure Development:

- Class 1: Community and Parks facilities and amenities
- Class 2: Roads Infrastructure and facilities
- Class 3 Surface Water Infrastructure

Countywide levies are assigned to fund projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

A small number of additional projects not included in the Scheme with alternative sources of funding are also included and identified in the Schedule of projects below as non DCS.

Contractually committed projects have first call on available funds - both development contributions and Council's capital funds on-hand and the entire funding required to complete each project is ring-fenced when the contract is awarded. Adequate funds are available to meet contractual arrangements and complete all projects in this category.

2.2. Funding strategy - Contractually committed projects

S48 countywide development levies are the main source of funding for the contractually committed countywide projects. Other funding sources include capital funds on hand, exchequer grants and third-party income.

The following table outlines the funding strategy for contractually committed projects. As can be seen from this table the total project costs associated with these projects

amounts to €164,426,700 of which it is projected €135,920,134 will be incurred 2023 to completion.

Contractually Committed Projects – Funding Strategy 2023 to Completion

		INCOME 2023 to Completion					
Projected Project Cost	Expenditure 2023 to Completion	S48 Community & Parks DC's	S48 Transport DC's	dlr Capital Funds on Hand	Grants incl URDF	Other 3rd Party	Total Income 2023 to Completion
€	€	€	€	€	€	€	€
164,426,700	135,920,134	33,792,951	19,290,509	7,881,751	73,704,923	1,250,000	135,920,134

2.3. Risk and risk mitigation:

As outlined earlier contractually committed projects have first call on available funds and the entire funding required to complete each project is ring-fenced when the contract is awarded. This minimises the financial risk associated with this category of projects. Also, governance processes in place further reduces the financial risks associated with these projects.

Some of these projects are partly funded from grants and any delay in receipt of the grant income would have adverse impact on cash flow. The likelihood of this happening is low but if it did occur the risk would be mitigated by delaying the progression of other projects which are not contractually committed.

2.4. Schedule of contractually committed projects

The following schedule sets out the list of projects currently under contract.

2.4 SCHEDULE OF PROJECTS UNDER CONTRACT (FUNDING AVAILABLE)

Updated Status	No.	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes					
	19005	Hudson Road Park	The proposed development consists of a sports pavilion, pitches, ball stop netting, paths, seating, boules, play and outdoor exercise equipment, sensory garden, landscaping and boundary treatment.	Construction/ On site	DL
	19006	Killiney Hill Accessible Entrance	Planting and additional seating works at the accessible entrance (non NTA funded)	Construction/ On site	DL
	19008	Pavement Improvement Programme (Parks)	Programme of footpath construction and renewal in Parks and open spaces.	Construction/ On site	DL&D
	19009	Samuel Beckett Phase 2B - Sports/Civic Campus and Swimming Pool)	Sports/Civic Campus and Swimming Pool	Detailed design/Pre-	D
	19009.1	Samuel Beckett Phase 2A (Ballyogan Library including Fitout)	Conversion of the gym into a new multi-functional Library	Detailed design/Pre-	D
	19010	Shanganagh Castle preliminary works including Roof Repair	Works on securing structure and Castle grounds and future use.	Multiple Projects	DL
Moved from NC to C	19054	Corke Abbey Woodbrook Glen Improvements (also includes Corke Abbey Valley New Bridge Access)	Upgrade of small pedestrian bridge and installation of seating, wetlands attenuation works and deck platform for improved connectivity.	Tender	DL
Moved from NC to C	20115	Myrtle Square & Convent Lane Greening	Delivery of a new Civic Space and the upgrade of Convent Lane as envisaged in the Dun Laoghaire Urban Framework Plan	Construction/ On site	DL
Class 1 Community & Parks Development Contribution Funded Schemes Total					
Class 2 Roads Infrastructure Development Contribution Funded Schemes					
	19011	Cherrywood SDZ area - Assessment of Strategic Road Network Performance	Assessment of road network performance at set intervals in conjunction with TII and the NTA.	Construction/ On site	DL
	19012	DMURS Minor Junctions etc.	Add value to Roads Programme by application of Design Manual for Urban Roads and Streets (DMURS) which is mandatory. These funds are for installing cycle lanes/cycle paths or slipways on existing roads and not for major road works.	Multiple Projects	DL&D
	19016	Project Feasibility Studies I&CC	Feasibility reports /LAP studies etc. required to inform future development.	Multiple Projects	DL&D
	19017	Road Reconstruction Multi Annual Funding	County wide improvement works to roads and footpaths	Multiple Projects	DL&D
	19018	Safety - Accident Investigations Prevention & 30kph Zones	Accident Investigation and Prevention (AIP) Programme, also Active Travel at schools advancement.	Multiple Projects	DL&D
	19028	Blackglen Road / Harold's Grange Road Improvement Scheme	Phase 1 - Blackglen Road	Construction/ On site	D
	19041	Stillorgan Village Movement Framework Plan (Phase 3-4) - Village Core (Section 1 & 2)	Development of a Master Plan and realisation of infrastructural measures as well as public realm improvement. This project will be carried out in 4 phases and this is for Phase 3	Preliminary design	D
Class 2 Roads Infrastructure Development Contribution Funded Schemes Total					
Class 3 Water Infrastructure Development Contribution Funded Schemes					
Non Development Contribution Funded Schemes					
	19015	N11 Junctions Upgrades	Allocation to further develop and implement junction upgrading on the N11 Stillorgan Road, as identified in the N11 Junctions Safety Review. Some works on hold until BusConnects works are completed	Multiple Projects	DL&D
	19024	Active Travel – Expansion of Walking & Cycling Infrastructure	Traffic Improvement Schemes (Walking & Cycling) includes the NTA Sustainable Transport Measures. 100% funded from NTA.	Multiple Projects	DL&D
	19043.6	Monkstown Flood Risk Assessment	Flood mapping project which will identify areas at risk of flooding from the surface water network of streams, rivers and culverts	Preliminary design	DL
	19044	Bray Landfill Coastal Defence	Coastal Protection options for the cliffs at the old landfill North of Bray.	Construction/ On site	DL
	19057	Dun Laoghaire Carnegie Library	Roof refurbishment and future use.	Completed	DL
Moved from NC to C	21122	Coliemore Harbour	Repair works required following localised failure of bedrock beneath access path to southern pier. Proposed floating walkway installed in 2021 and rock anchors to be installed throughout bedrock face	Construction/ On site	DL

3. Countywide Projects not Contractually Committed - DCS 2016–2020

3.1. Background:

Projects in this category are also funded mainly through development contributions levied in accordance with the Dún Laoghaire-Rathdown Development Contribution Scheme (DCS) 2016 – 2020 and are listed in Appendix II in that scheme.

The projects in this category are being progressed through various stages of the project life cycle from feasibility to pre – tender towards contract.

A small number of additional projects with alternative sources of funding are also being progressed – they are flagged as Non DCS projects.

The required funding for projects in this category is fully available and has been ring-fenced to enable the projects to be delivered. As planning, legal and regulatory requirements are resolved contracts will be awarded.

3.2. Funding strategy:

These projects will be funded through a combination of S48 (countywide) development contributions, DLR’s capital funds on hand, exchequer and third-party funding. Any shortfall in any of the assumed income streams will result in delays to the associated project pending the identification of alternative funds.

The following table outlines the funding strategy for this category of projects. As can be seen from this table the total project costs associated with these projects amounts to €180,204,200 of which it is projected €172,865,121 will be incurred 2023 to completion

Projects Not Contractually Committed (Funding available) - Funding Strategy 2023 To Completion

Projected Project Cost	Expenditure 2023 to Completion	INCOME 2023 to Completion						Total Income 2023 to Completion
		S48 Community & Parks DC's	S48 Transport DC's	S48 Surface Water DC's	dlr Capital Funds on Hand	Grants incl LIHAF & URDF	Other 3rd Party	
€	€	€	€	€	€	€	€	€
180,204,200	172,865,121	22,045,970	61,440,445	269,395	10,651,207	73,723,104	4,735,000	172,865,121

3.3. Risk and mitigation of risk:

As outlined in the funding strategy above these projects will be funded from a mix of development contributions, DLR capital receipts, exchequer and third-party funding. The

required funding from the various streams will be ring-fenced in full when contracts are awarded.

Any reduction in the projected level of grant funding after a project becomes contractually committed would have an adverse impact on cash flow. The likelihood of this happening is low, but should it occur the risk would be mitigated by delaying the progression of another project.

3.4. Schedule of not contractually committed projects

The following schedule outlines the list of capital projects being progressed but not currently contractually committed.

3.4 SCHEDULE OF PROJECTS NOT CURRENTLY IN CONTRACT (FUNDING AVAILABLE)

Updated
Status

No	Project Title	Project Detail	Project Status	Area Committee
Class 1 Community & Parks Development Contribution Funded Schemes				
19010.1	Shanganagh Castle Sports Facilities (previously 19066)	Redevelopment of an existing building to provide a community sports facility	Preliminary design	DL
19026	Grass Pitch Refurbishment	Refurbishment of Grass Pitches	Multiple Projects	DL&D
19027	Stillorgan Library	New public library in Stillorgan.	tender	D
19052	Blackrock Park Masterplan - Phase 2	Priority projects arising from the Blackrock Park Masterplan	Detailed design/Pre-tender	DL
19053	Cabinteely Park Projects	walled garden and works around the house, boundry treatment	feasibility	D
19056	Dalkey Island (Upgrade Tower & Gun Battery)	Dalkey Island Action Plan 2014 - 2024, Action H4.1 - Conservation and repair of Martello Tower and Gun Battery to	Proposed/Pre feasibility	DL
19060	Jamestown Park Projects	New paths, boundary planting, playground/adventure sports.	Feasibility	D
19063	Marlay Park Masterplan	Priority projects arising from the Marlay Park Masterplan	Feasibility	D
19064	Play Space Development (East)	Development of play spaces throughout the East of the county.	feasibility	DL
19065	Play Space Development (West)	Development of play spaces throughout the West of the county.	Proposed/Pre feasibility	D
19067	Shanganagh Park Masterplan Projects Phase 1	Progression of Masterplan Phase 1	Tender	DL
20098	Finsbury Park	New play space	Detailed design/Pre-tender	D
20100	Running track associated facilities - St. Thomas Estate (Phase 2)	Multi-use building	Detailed design/Pre-tender	D
21121	Mounttown Boxing Hall	Multi-use sports building	Detailed design/Pre-tender	DL
21123	Fernhill Parks and Gardens - Phase 3	Playground, coffee shop, public toilets, additional paths, renewable energy infrastructure	Detailed design/Pre-tender	D
22131	Library & Community Buildings Programme of Works	Planned upgrade works to libraries and community buildings	Feasibility	DL&D
23134	Oatlands All Weather Pitch	Construction of All Weather Pitch at Oatlands College	Preliminary design	D
23135	Upgrade of outdoor pitches dlr Leisure Meadowbrook	sprint track, padel/multi-functional courts, 1/2 basketball court, gym area	Preliminary design	D
Class 1 Community & Parks Development Contribution Funded Schemes Total				
Class 2 Roads Infrastructure Development Contribution Funded Schemes				
19019.2	Shanganagh Road Interim Works - Phase 3	Phase 3 Interim Works	Proposed/Pre feasibility	DL
19029	Blackrock (Main Street & Environs)	Enhancement of Public Realm as per Blackrock LAP.	Feasibility	DL
19030	Blackrock Seafront Public Realm	Seafront Public Realm adjacent to proposed viewing platform.	Preliminary design	DL
19032	Cherrywood - Kilternan Link Road & Priorsland Overbridge (previously project 19075)	A new road link over the M50 connecting Cherrywood to Carrickmines and Kilternan/Glenamuck catering for all road users	Preliminary design	DL
19033	Feasibility Study for Cherrywood Capacity Enhancements to M50/N11/M11	Feasibility Study for Capacity Enhancements to M50/N11/M11 (Cherrywood Planning Scheme) in conjunction with TII and in consultation with the NTA	Feasibility	DL
19034	Cherrywood to Shankill Greenway	Proposed 900m long Greenway which will provide a pedestrian & cycle link between Brides Glen Luas stop at Cherrywood and the N11 public transport corridor	Preliminary design	D
19035	Glenamuck LAP associated works (exclusive of S.49 scheme) - Enniskerry Road/Glenamuck Road Junction Upgrade	Upgrading of the Enniskerry Road/Glenamuck Road Junction	Detailed design/Pre-tender	D
19035	Glenamuck LAP associated works (exclusive of S.49 scheme) - Land costs outside the LAP boundary	outside the LAP boundary. This includes land at the southern tie-in of the Glenamuck Link Distributor Road with the Enniskerry Road (approx. €1.2m) and land at the eastern tie-in of the	Detailed design/Pre-tender	D
19035	Glenamuck LAP associated works (exclusive of S.49 scheme) - Traffic calming measures and public realm works	Traffic calming measures and public relam works after completion fo the GDRS	Proposed/Pre feasibility	D
19036	Greenways future projects	Network of greenways linking parks and open spaces.	Multiple Projects	DL&D
19038	LIHAF - Woodbrook/Shanganagh - Access Road/Avenue	Road improvements to support housing development and access to a future proposed DART station	Detailed design/Pre-tender	DL
19042.1	St Michael's Square & Environs	Redevelopment of open space at St Michael's Church, Dun Laoghaire	Planning (Part VIII)	DL
20101	Hillcrest Road	Improvement Works	Preliminary design	D
21116	Cherrywood Road Upgrade	To open up lands for housing and cycle links (to be costed)	Feasibility	DL&D
21117	Stillorgan Village Movement Framework Plan (Phase 5-7) - Old Dublin Road, N11 Bus Stop Improvement & The Hill	This project will be carried out in 7 phases and this is for Phases 5 -7	Preliminary design	D

3.4 SCHEDULE OF PROJECTS NOT CURRENTLY IN CONTRACT (FUNDING AVAILABLE)

Updated
Status

No	Project Title	Project Detail	Project Status	Area Committee
Class 3 Water Infrastructure Development Contribution Funded Schemes				
19043.7	Dundrum Slang: M50 Jn 13 Environs Flood Storage/ Ballinteer Roundabout Enhanced Flood Storage	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	D
19043.8	Carysfort Maretimo Stream - Dart Culvert Assessment (1)	Design and Construction of Dart culvert remedial measures	Feasibility	DL
19043.9	Fernhill Park Flood Storage (1)	Joint project with the Parks Section to provide flood alleviation benefits	Feasibility	D
Class 3 Water Infrastructure Development Contribution Funded Schemes Total				
Non Development Contribution Funded Schemes				
19043.4	Deansgrange Flood Relief Scheme (ECFRAM) Former name: Glenavon Park Flood Storage (Online Attenuation)	OPW Funded project to alleviate flood risk from the Deansgrange River. Project will incorporate climate change adaption measures.	Preliminary design	DL
19043.5	Carrickmines/Shanganagh Flood Relief Scheme (ECFRAM)	Flood alleviation schemes which will mitigate flood risk associated with the surface water network of streams, rivers and culverts.	Preliminary design	DL&D
19047	Park House (Commercial unit)	Commercial unit on ground floor	Detailed design/Pre-tender	DL
19049	S2S (Boosterstown to Dún Laoghaire)	Sutton to Sandycove, 3 local authorities will be involved and the NTA	Feasibility	DL
19050	Wetlands + Attenuation (East Area)	Wetlands and attenuation schemes in parks and open spaces including Loughlinstown linear park	Proposed/Pre feasibility	DL
19051	Wetlands + Attenuation (West Area)	Wetlands and attenuation schemes in parks and open spaces including Cabinteely and Fernhill	Proposed/Pre feasibility	D
20099	Multi Use Community facility development costs - Blake's site, Stillorgan	Community Sports Hall to be provided as part of the Blake's site land disposal to Cairn Homes	Preliminary design	D
20114	National Watersports Campus, Dun Laoghaire Harbour	Planning/design of a new National Watersports Centre, including new building, storage, boat slip/launching area and ancillary works	Feasibility	DL
22132	Dundrum URDF Masterplan and advance Public realm works	URDF Masterplan update and advance Public realm works	Feasibility	DL

4. Countywide Pipeline Projects - DCS 2016 – 2020

4.1. Background

This is the final category of countywide projects listed under the Countywide schedule of projects in Appendix II in the Development Contribution Scheme 2016-2020.

The full funding has not yet been identified for two of these projects. Other projects have outstanding planning, legal or regulatory issues that are being addressed as they proceed to pre-tender stage. The projects are mainly Class 1 Development Contribution Scheme projects such as parks, community, libraries and sports projects.

A number of projects included in the pipeline category last year have moved to the non-committed category this year. Development activity is currently strong in dlr and this is reflected in development contribution receipts.

The projects in this category will also be progressed as full funding becomes available and planning, legal and other issues are resolved. Projects eligible for grant or other third-party funding are usually progressed ahead of those with a greater own funding requirement as this reduces the demand on DLR's depleting capital funds.

4.1.1 Sale of assets:

The disposal of assets, where appropriate, would increase the availability of capital receipts and would fast track the progression of these or other projects.

4.2. Funding strategy

It is intended that the pipeline projects will ultimately be funded from a combination of Section 48 (countywide) development contributions, grants, 3rd party income and DLR's own capital funds.

The following table outlines the proposed funding strategy for the pipeline projects. The total project costs associated with this project category from 2023 to completion is €23,957,000.

Pipeline Funding Not Available Projects - Funding Strategy 2023 To Completion

Projected Expenditure 2023 to Completion		Anticipated Income 2023 to Completion				Total Income 2023 to Completion
		S48 Community & Parks DC's	dlr Capital Funds Required	Grants Anticipated	Other 3rd Party Anticipated	
	€	€	€	€	€	€
Funding Strategy	23,957,000	9,670,250	11,236,750	1,250,000	1,800,000	23,957,000

4.3. Risk and mitigation of risk

With two exceptions the required funding is available to progress all pipeline projects as planning, legal and/or other issues are resolved.

Any reduction in the assumed grant or 3rd party income will delay the commencement of the associated project or another project under this heading pending the identification of alternative funding but on the other hand any additional development contributions, grants or 3rd party funding would fast track the progression of the associated projects.

4.4. Schedule of pipeline projects

The following schedule sets out the list of pipeline projects currently flagged FNA:

4.4 SCHEDULE OF PIPELINE PROJECTS

Updated Status	No	Project Title	Project Detail	Project Status	Area Committee
	Class 1 Community & Parks Development Contribution Funded Schemes				
NC to Pipeline	19055	Woodbrook College Pitches	Construction of All Weather Pitch	Feasibility	DL
	19059	Glenalbyn Pool	Rebuild of Pool	Feasibility	D
	19061	Kilbogget Park Sports Building (Detail design)	Replace existing buildings with one shared clubhouse, changing rooms, etc.	Feasibility	DL
	19062	Marlay Golf Redevelopment	Redevelop the overall golf amenity at Marlay.	Detailed design/Pre-tender	D
	19068	Stonebridge Road Changing Rooms (Remaining phase)	temporarily surfaced paths and car parking in place. Additional development is required to include changing rooms, seating and	Preliminary design	DL
	Class 1 Community & Parks Development Contribution Funded Schemes Total				
Non Development Contribution Funded Schemes					
	19069	Shanganagh Crematorium	Development of a new Crematorium and associated works at Shanganagh Cemetery, Shankill, Co Dublin to include buildings, car parking and landscaping.	Detailed design/Pre-tender	DL
	21129	Parks and Cemetery Depots	Upgrade of Depots	Feasibility	D

5. Glenamuck Distributor Road – S49 Development Contribution Scheme 2018

5.1 Introduction

The amended Glenamuck Distributor Roads Development Contribution Scheme was adopted by the Council in December 2018 in accordance with S49 of the Planning and Development Act 2000-2010 (as amended).

Development contributions collected under the Scheme will ultimately fund the infrastructure i.e. the Glenamuck District Roads Scheme and Surface Water Attenuation Ponds Scheme.

In addition to the road and attenuation ponds schemes to be funded by the S49 development contributions there are also a small number of ancillary projects in the Glenamuck area which are included in the S48 Development Contribution Scheme 2016 – 2020 countywide project list. These projects will be funded from the S48 Countywide development contributions and are included in the relevant category of countywide projects having regard to the stage each project is at.

There is capacity to deliver at least 3000 homes in the Glenamuck LAP area when the road and attenuation ponds are in place.

5.2 Funding strategy:

As outlined above the Glenamuck District Roads Scheme and Surface Water Attenuation Ponds Scheme will ultimately be funded from S49 Development Contributions. The infrastructure in question will open up the lands in the area for development following which the related development contributions will accrue. There is an upfront borrowing requirement to put the infrastructure in place in advance of the collection of the S49 levy. The levies collected will then be used to fund the loan repayments. The Council approved a loan facility of €70m to fund the infrastructure at the Council meeting held on 14 January 2019. €30m was drawn down in December 2019 to fund the land acquisition costs. The loan repayments will be funded from the future S49 Development Contributions.

The Council is currently in the process of acquiring the necessary lands which will enable the scheme to be progressed. Tenders have also been sought and it is anticipated that the project will be on-site during Q1 2023.

The following table outlines the funding strategy for the Glenamuck LAP area projects to be funded by the S49 Development Contribution Scheme adopted by the Council in December 2018. The total costs associated with these projects amounts to €83,640,000 of which it is projected €45,940,000 will be incurred 2023 to completion.

Glenamuck Distributor Road - Funding Strategy 2023 to Completion

Projected Project Cost	Projected Expenditure 2023 - 2025	Projected Expenditure Post 2025	Expenditure 2023 to Completion	INCOME		Anticipated Total Project Income
				Borrowings in advance of S49 Dev. Contributions	Grants Anticipated	
€	€	€	€	€		€
83,640,000	45,300,000	640,000	45,940,000	68,640,000	15,000,000	83,640,000

5.3 Risk and Risk Mitigation

The main risk in relation to this scheme is that the projected development contributions may not be realised in the event of a slowdown in development activity. As the Council has drawn down a loan of €30m it is liable for the loan repayments. In such a scenario the loan repayments would have to be funded from the Revenue budget which would result in a reduction in the level of day to day services.

It is difficult to mitigate this risk, but options that would be open to the Council in a worst-case scenario:

1. Stagger the drawdowns to minimise the level of repayments
2. Try to negotiate an interest only repayment facility

Also, projects under other headings could be scheduled to ensure the required cash is available to meet contractual obligations. Discussions have also been held with the Department to advise them of the potential borrowing requirements associated with this scheme.

However, these risks must be weighed against the housing benefit that will be derived once the infrastructure is in place. Without it the development potential of the area cannot be realised.

5.4 Schedule of projects

Table 5.2 The following schedule sets out the Glenamuck District Roads Scheme. (Funding Available)

No	Project Title	Project Detail	Project Status	* Area Committee
19070	Glenamuck District Roads Scheme (aka Kiltarnan/Glenamuck S.49 Projects)	Glenamuck District Roads (GDR) consisting of GDDR and GLDR	Detailed design/Pre-tender	NC D

* NC = Not Contractually Committed

6. Development Contribution Scheme 2016 – 2020 incorporating Sandyford Urban Framework Plan (SUFP)

6.1 Introduction

This Development contribution scheme provides for the payment of development contributions to fund Countywide Infrastructural projects and for an additional Contribution payable in relation to developments in **the Sandyford Urban Framework Plan area (SUFP)** to fund projects related specifically to that area as listed under that heading in Appendix II of the scheme.

Countywide levies collected are assigned to fund projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

Appendix II of the Scheme also included a separate list of projects relating specifically to and benefiting the Sandyford Urban Framework Plan area. Under the terms of the Scheme planning permissions granted in the SUFP area will be conditioned with the payment of specific contributions to solely fund projects listed in the SUFP area heading in Appendix II in addition to the requirement to pay the standard countywide development contributions and assigned to fund countywide projects.

6.2 Funding strategy

Development contributions relating to the SUFP area collected under the provisions of the DCS Scheme 2016 - 2020 will ultimately fund the infrastructure in the SUFP area. There may be an upfront borrowing requirement to put some of the infrastructure in place which will facilitate the granting of permissions for developments and will in time result in the payment of the Development Contributions. These contributions will be used to fund loan repayments in the first instance. Other projects will only proceed as the SUFP development contributions are collected.

The Council will only borrow when there is reasonable certainty that the development contributions will become available to fund the loan repayments but there is still a residual risk.

The Council approved a loan facility of €8m at the Council meeting held on 10th September 2018 to fund the M50/J14 project which is one of the SUFP projects. The loan will be drawn down when the land is acquired subject to GGB capacity at a national level.

Sandyford Urban Framework Projects - Funding Strategy 2023 To Completion

Projected Full Projects Cost	Expenditure 2023 to Completion	INCOME				Anticipated Total Project Income
		S48 Community & Parks DC's	Borrowings in advance of Future S48 SUFP	Grants Anticipated	S48 SUFP Contributions	
€	€	€	€	€	€	€
45,117,400	43,113,000	3,500,000	8,000,000	18,257,400	15,360,000	45,117,400

6.3 Risk and risk mitigation:

The main risk associated with this category of projects is that the Council could drawdown the borrowings but the associated SUFP development contributions may not become available to fund the loan repayments. This could occur if there was a significant slowdown in development activity and the development contributions were not collected in line with projections.

It is not possible to completely mitigate this risk, but options open to the Council would include:

1. Stagger the drawdowns to minimise the level of repayments
2. Try to negotiate an interest only repayment facility

Regardless there would still be a negative impact on the Council's revenue budget as the necessary loan repayments would have to be funded from revenue if the SUFP development contributions were not available. This would have a negative impact on the level of services the Council would be able to provide.

6.4 Schedule of projects

The following schedule sets out the list of Sandyford Urban Framework projects.

6.4 SANDYFORD URBAN FRAMEWORK PLAN SCHEDULE OF PROJECTS (FUNDING AVAILABLE)

Updated
Status

No	Project Title	Project Detail	Project Status	*	Area Committee
19071	Bracken Link Road	Bracken Link Road SUIP.	Detailed design/Pre-tender	NC	D
19072	M50 Junction 14 Link Road	Provision of a new road link between the existing signalised roundabout at M50 Junction 14 and Blackthorn Road.	Detailed design/Pre-tender	C	D
19073	Sandyford urban open space	Acquire sites and develop new parks.	Proposed/Pre feasibility	NC	D
20103	Leopardstown Link Road (Phase 2)	Phase 2 of Leopardstown Link Road	Preliminary design	NC	D

7. Cherrywood Planning Scheme Development Contribution Scheme 2017 - 2020

7.1 Background

Strategic Development Zones (SDZs) were established to enable the Government to designate certain parcels of land that are considered to be of strategic national importance to be fast tracked through the planning process. The aim is to deliver more quickly new residential and non-residential developments in areas considered to be of economic and social importance. Planning applications are made to the Planning Authority with no right of appeal – when the landowners comply with the related SDZ planning scheme permissions must be granted.

Cherrywood was designated an SDZ in May 2010 and the Cherrywood Planning Scheme was approved by Bord Pleanála in April 2014.

Dlr has been specified as the Development Agency by Government Order and is the Planning Authority for the Planning Scheme area.

The Cherrywood SDZ Planning Scheme provides for c.8700 residential units and 350,000sq.m of commercial floor space along with 29 ha. of recreational space and incorporates 3 Parks to serve future residents and is one of the most significant developments being delivered in the state. In addition, the Cherrywood SDZ will also deliver c 20,000 jobs during and post construction. It is therefore deemed to be a project of national, regional as well as local importance from a housing and economic development perspective and remains a priority for the Council.

7.2 Cherrywood Planning Scheme Development Contribution Scheme 2017 - 2020

This Scheme supersedes the 2016-2020 Development Contribution Scheme for the Cherrywood Planning Scheme area. This Scheme provides for the payment of S48 development contributions in respect of Countywide Infrastructural projects listed in Appendix II **and** for an additional Contribution in respect of the **Cherrywood Planning Scheme projects listed in Appendix III** of the scheme. Planning permissions granted in the Cherrywood Planning Scheme area are conditioned with both Countywide and Cherrywood development contributions.

When the Scheme was adopted it was recognized that there was a residual funding gap in relation to these projects as the Cherrywood specific levy was not set at a level that was capable of funding in full the projects listed in Appendix III.

The delivery of the SDZ has posed many challenges and the delay in putting complex legal agreements in place has resulted in uncertainty in relation to the delivery of and funding for the landowner led projects.

The Contributions for both the Countywide Infrastructure and the Cherrywood Planning Scheme Infrastructure are also each broken down into three classes of Public Infrastructure Development.

- Class 1: Community and Parks facilities and amenities
- Class 2: Roads Infrastructure and facilities
- Class 3: Surface Water Infrastructure

Countywide levies collected are assigned to fund projects in the relevant class listed under the Countywide heading in Appendix II of the scheme.

7.3 Delivery of Cherrywood Planning Scheme Projects

The Cherrywood Planning Scheme envisaged that the projects listed in Appendix III of the scheme would be delivered by the landowners. However, having regard to the overall cost of the common infrastructure over €90m of alternative funding has been secured by the Council to date through LPT, LIHAF, URDF and NTA grants. The associated projects are being delivered by the Council's Development Agency as in accordance with the general requirements associated with such grants the related projects must be delivered by DLR.

A dispute between the Council and one of the landowners in relation to the entitlement to offset development contributions in respect of common infrastructure provided was settled during 2022. The Development Agency continues to work with all Cherrywood stakeholders to secure the overall objectives of the SDZ Planning Scheme including the delivery of the infrastructure by the landowners to open up the development capacity of the land.

The current cost estimate for the delivery of the common infrastructure is c. €261m. Projects with LIHAF, LPT, URDF and NTA grant funding will be delivered by DLR and it is

the collective responsibility of the respective landowners to deliver the remaining common infrastructure in accordance with the Cherrywood Planning Scheme.

Approximately €79m of the cost of delivering the Cherrywood common infrastructure will be funded through the Cherrywood Specific Development Contributions provided for in the Development Contribution Scheme 2017-2020.

A further €90m exchequer funding including Local Property Tax, LIHAF and URDF and NTA funding has also been secured by the Council. Some of the tenders have resulted in an escalation of the original cost estimates due to tender price inflation. The Council is currently in discussion with the funding bodies to seek additional funding of c€33m.

Due to the failure to put Common Infrastructure Agreements in place there is a current residual funding gap of c.€60m associated with the projects to be delivered by the landowners. It is not the Council's responsibility to provide the funding to bridge this gap as the responsibility for the delivery of the common infrastructure in accordance with the Cherrywood Planning Scheme rests with the landowners. As outlined above this funding gap was recognised at the time of the making of the Cherrywood Contribution Scheme 2017-2020.

7.4 Funding strategy

7.4.1 Cherrywood SDZ Common Infrastructure – dlr Delivered Projects - Funding Strategy

ANTICIPATED AVAILABLE INCOME							
Total Projected Cost €	S48					Total Projected Income €	Residual Funding Gap €
	Cherrywood Specific Dev Contribution €	NTA €	LIHAF €	URDF €	LPT €		
149,731,428	21,756,449	10,921,300	21,421,630	76,611,617	10,338,560	141,049,556	8,681,872

The following grant funding has been secured by the Council to contribute to the funding solution for the common infrastructure – relevant projects are being delivered by the Development Agency as required under relevant grant funding rules.

- Local Property Tax – €10.30m
- LIHAF – €11.40m
- URDF Round 1 – €13.70m
- URDF Round 2 – €40.30m
- NTA – €10.90m

The match funding for LIHAF and URDF grants will come from the Cherrywood specific development contribution funding scheme.

The residual funding gap in the above table relates to the development agency costs for which no funding is currently available. This will be considered during the review of the development contribution scheme.

7.4.2 Cherrywood SDZ Common Infrastructure – projects to be delivered by the Cherrywood Land Owners

ANTICIPATED INCOME				
Total Projected Cost €	S48 Cherrywood Specific Dev Contribution		Total Projected Income €	Residual Funding Gap €
	€	Other Grant		
111,764,158	56,917,494	4,038,440	60,955,934	50,808,224

The Cherrywood Planning Scheme DCS 2017-2020 was approved in accordance with Section 48 of the Planning and Development Act, 2000 (as amended) in June 2017. The scheme provided for both countywide and Cherrywood specific development contributions. It is estimated that Cherrywood specific contribution will raise circa €78m (after indexation) towards the cost of the projects listed in Appendix 3 of the 2017 Scheme to be delivered by the landowners.

7.5 Ancillary Countywide infrastructure

In addition to the common infrastructure listed in Appendix III in the scheme the following ancillary infrastructural projects are listed under the Countywide Heading in Appendix II. These projects will have a countywide benefit and will be funded/part funded from the countywide development contributions. The most significant of these projects is the Kiltarnan Link Road and it is assumed that 50% grant funding will be made available to fund this scheme.

Ancillary County Wide Projects

19032	Kilternan Link Road & Priorsland Overbridge	A new road link over the M50 connecting Cherrywood to Carrickmines and Kilternan/Glenamuck catering for all road users
19011	Assessment of Strategic Road Network Performance	Assessment of road network performance at set intervals in conjunction with TII and the NTA.
19033	Capacity Enhancements to M50/N11/M11	Capacity Enhancements to M50/N11/M11 (Cherrywood Planning Scheme) in conjunction with TII and in consultation with the NTA
19034	Cherrywood to Shankill Greenway	Proposed 900m long Greenway which will provide a pedestrian & cycle link between Brides Glen Luas stop at Cherrywood and the N11 public transport corridor

7.6 Risk and risk mitigation

Failure to secure the common infrastructure agreement with a number of landowners presents a risk to the delivery of the remainder of the Cherrywood SDZ as it means that the current funding gap relating to the delivery of Cherrywood landowner common infrastructure remains unresolved.

If a funding strategy is not put in place, it may delay the development with a consequential negative impact on the delivery of homes and employment.

Recognising the extensive housing and economic benefits that will derive from the delivery of Cherrywood and recognising the magnitude of the funding required to deliver the common infrastructure the Council successfully sought and obtained grant funding which significantly reduced the burden on the landowners. Over €90m of grant funding has been secured to date from various funding streams including LPT, LIHAF, URDF and NTA. The Development Agency continues to engage with all stakeholders to ensure the required funding is in place to enable Cherrywood to be developed in accordance with the Planning Scheme.

The successful delivery of Cherrywood is also subject to other legal and planning risk due to the complexity and scale of the development.

The Council has commenced the process of renewing the Development Contribution Scheme with a view to resolving the residual funding gap. That and all other options open to the Development Agency will continue to be examined.

7.7 SCHEDULE OF CHERRYWOOD SDZ COMMON INFRASTRUCTURE PROJECTS – dlr DELIVERED

Updated Status	No	Project Title	Project Detail	Project Status	* Area Committee
Cherrywood SDZ Common Infrastructure Schemes - dlr Delivered					
	19074.1	Cherrywood SDZ Infrastructure Commercial/Land Transfers	Commercial/Land Transfers	Construction/On site	C DL
	19074.2	Cherrywood URDF Call 1: (Linear Park & Greenway)	Sub-Project A - Linear Park & Greenway	Detailed design/Pre-tender	C DL
	19074.3	Cherrywood URDF Call 1 (Tully Park P2)	Sub-Project B - Tully Park P2	Construction/On site	C DL
	19074.4	Cherrywood URDF Call 1 (Pond 5a)	Sub-Project D - Pond 5a	Detailed design/Pre-tender	C DL
	19074.5	Cherrywood URDF Call 1 (Pond 2a)	Sub-Project C - Pond 2a	Detailed design/Pre-tender	C DL
	19074.6	URDF Call 2: Castle Street Link	340m of Cherrywood's bus priority route & connection to the existing TII Park & Ride at Carrickmines Luas Stop.	Preliminary design	NC DL
	19074.7	URDF Call 2: Ticknick Park - Ballycorus Access	Cycle, pedestrian, and vehicle access (c. 220m) to Ticknick Park.	Feasibility	NC DL
	19074.8	URDF Call 2: Town Centre & Pedestrian Cycle Link	At-grade pedestrian and cycle bridge between Town Centre plots TC 1 and TC 3.	Feasibility	NC DL
	19074.9	URDF Call 2: 3 Public Parks	3 no. centrally located, multi-functional parks in the Cherrywood SDZ.	Feasibility	NC DL
	19074.11	URDF Call 2: Beckett Link & Barrington's Road Connection	Pedestrian, cycle, and vehicle link (1.6 km) from the Kiltiernan Link to the Cherrywood Town Centre.	Detailed design/Pre-tender	NC DL
	19076.1	LIHAF Cherrywood -(Phase 1) - Q-P*	Provision of a new junction on the N11, known as junction Q, and construction of a 130m stretch of the Druid's Glen Road	Completed	C DL
	19076.2	LIHAF - Cherrywood (Phase 2) - P*-P3	Provision of a 40m bridge crossing of Cabinteely stream and 165m westward extension of Druid's Glen Road	Detailed design/Pre-tender	C DL
	19076.3	LIHAF - Cherrywood (Phase 3) - P3-P	Provision of 75m Druids Glen Road from Phase 2 finish point, 120m feature bridge and then 60m of Druids Glen Road to point P	Preliminary design	C DL
	20105	Cherrywood SDZ - Infrastructure Support	Infrastructure support for Transportation, Water & Drainage, Green Infrastructure and Project Management	Multiple Projects	C DL

7.8 REMAINING COMMON INFRASTRUCTURE PROJECTS LISTED UNDER APPENDIX III: LAND OWNER DELIVERED

Updated Status	No	Project Title	Project Detail
Cherrywood SDZ Common Infrastructure Schemes - Land Owner Delivered			
	19074	Cherrywood SDZ Infrastructure (excluding LPT, URDF, LIHAF and Priorsland)	Cherrywood SDZ Infrastructure

8. Housing Projects

8.1 Background

Social housing projects are fully funded from Local Property Tax income, distributed centrally to fund housing capital projects, and exchequer grants.

8.2 Funding Strategy

As outlined above the social housing programme is funded from a combination of LPT and exchequer grants and it is envisaged that these funding streams will continue.

Housing Projects - Funding Strategy 2023 To Completion

				INCOME	
Total Projected Cost	Projected Expenditure 2023 - 2025	Projected Expenditure Post 2025	Expenditure 2023 to Completion	Grants	Total Income 2023 to Completion
€	€	€	€	€	€
138,355,118	110,740,915	7,135,275	117,876,189	117,876,190	117,876,190

8.3 Risk and risk mitigation

The main risk associated with the delivery of social housing projects is that there could be a delay in the recoupment of expenditure incurred. This is deemed to be low risk as the Council has not experienced any major delay in recoupment to date and does not foresee any change to this position.

8.4 Schedule of projects:

The schedule below sets out the list of Housing projects.

8.4 SCHEDULE OF HOUSING SCHEMES (FUNDING AVAILABLE)

Updated
Status

No	Project Title	Project Detail	Project Status	*	Area Committee
19078	Ballyogan Square - Phase 1 (67 units)	Construction of 67 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin	Construction/ On site	C	D
19087	Park House	Refurbishment of existing building and provision of 4 no. housing units at 66 George's Street Upper, Dun Laoghaire, Co. Dublin.	Construction/ On site	C	DL
19088	Rockville Green	Construction of 13 no. housing units at Rockville Drive, Glenamuck Road	Tender	C	D
19090	St. Laurence's Park	Proposed demolition of existing units and construction of 88 no. new housing units at St.	Detailed design/Pre-tender	NC	D
20109	Infill Housing at Moyola Court	Proposed construction of 4 units Infill Housing at Moyola Court	Construction/ On site	C	D
20110	Site beside Rollins Villas	Proposed construction of of 1 x 2 bed unit at Rollins Villas site	Tender	NC	DL
20111	St Michaels TAU , Monkstown	Refurbishment of exiting Tau site and 3 x 3 bed extensions	Preliminary design	NC	DL
20113	Woodpark, Sallynoggin TAU	Proposed provision of 3 x 4 bed houses Traveller accomodation	Detailed design/Pre-tender	NC	DL
21125	Roebuck Road	Proposed development of 3 x 4-bed units	Detailed design/Pre-tender	NC	D
21126	Old Connaught TAU	Provision of 6 x 3 bed Traveller accomodation units - grouped housing scheme	Preliminary design	NC	DL
21127	Coast Guard Cottages (Refurbishment of 4 x Existing Properties)	Proposed refurbishment of 4 units	Construction/ On site	C	DL
21128	Ballyogan Rise (Phase 2 - 52 apartments)	Proposed construction of 52 no. housing units at Ballyogan Court, Ballyogan, Co. Dublin.	Detailed design/Pre-tender	NC	D
22133	Cross Avenue, Dun Laoghaire	Proposed construction of 3 x 1-bed apartments and 1 x 2 bed apartment at Cross Avenue, Dun Laoghaire	Preliminary design	NC	DL
23136	Blackglen Road - 98 Units (Mixture of 1 & 2 Bed Apartments and 3 & 4 Bed Houses)	Proposed construction of 98 Units (Mixture of 1 & 2 Bed Apartments and 3 & 4 Bed Houses) at Blackglen Road.	Preliminary design	NC	D
23137	Mount Anville	Proposed Construction of 81 Units (Mixture of 1,2& 3 bedroom apartments) at Mount Anville. Prelim Design - Costs estimated. Stage 1 not	Preliminary design	NC	D

New

New

9. Social, Affordable, Cost Rental Housing - Shanganagh Housing Project

9.1. Introduction

Planning approval for 597 new homes, including 200 social, 91 affordable purchase and 306 cost rental homes, was granted by An Bord Pleanála in July 2020.

9.2 Development in partnership with the Land Development Agency:

This scheme which is being delivered by the Council in partnership with the Land Development Agency (LDA) is one of the largest social and affordable schemes in the country with planning approval. Construction commenced on the site in September 2022.

Disposal of a portion of the site to the LDA, in respect of 306 cost rental homes, was approved by the Elected Members at the November 2020 Meeting of the Council.

9.3 Funding Strategy:

Two hundred social housing homes will be delivered through this proposal, the cost of which will be recouped from the Department of Housing, Local Government and Heritage, while the LDA will manage and fund the 306 cost-rental apartments.

Affordable Housing Act 2021 was enacted in July 2021. 5 sets of Regulations have come into force to-date. 3 in relation to Cost Rental and 2 in relation to Affordable Purchase, with further Regulations to follow which will prescribe the form of the affordable dwelling purchase arrangement, priorities Agreement, form of notices etc.

9.4 Risk and Risk Mitigation:

The new Affordable Housing Act 2021 provides the basis for the delivery of Affordable Housing.

The Affordable Housing Fund provides funding of up to €100,000 per affordable unit and the balance of the cost of delivery will be funded either through the sale of the dwelling (Affordable Purchase) or the rent over a period of years (Cost Rental)

Otherwise the 200 social homes will be funded by the exchequer and the LDA will fund and manage the 306 cost rental apartments.

Shanganagh Housing Project - Funding Strategy

Total Projected Cost	Expenditure 2023 to Completion	Anticipated Total Project Income				Residual Funding Gap
		Sale of Affordable Homes	Grants	Service Sites Fund/Affordable Housing Fund	Contribution from LDA	
€	€	€	€	€	€	€
127,241,684	109,337,530	36,793,930	77,119,601	8,645,000	4,228,153	455,000

No	Project Title	Project Detail	Project Status	Area Committee
19091	Social, Affordable, Cost Rental Housing - Shanganagh Housing Project	Proposed provision of 597 dwellings in partnership with the LDA including 200 social and 91 affordable purchase at Shanganagh Castle, Shanganagh, Co. Dublin. 306 cost rental units will be funded seperately by the LDA	Construction/ On site	DL

10. Dún Laoghaire Harbour – Funding Not Available

10.1 Background:

Dún Laoghaire Harbour transferred to the Council on 3rd October 2018 by Statutory Instrument S.I. 391 of 2018.

Prior to the transfer the Council conducted a risk assessment of the transfer which identified that extensive repairs were required to bring the infrastructure to taking in charge standard at an estimated cost of almost €40m.

Despite extensive efforts made by the Council prior to the transfer to secure funding for these works none was made available. The works are therefore included as a separate category of capital projects.

However, in recent months the Council applied for funding under the Harbours Brexit grant funding stream for the following 6 projects. 3 projects have secured funding under tranche 1 with the outcome of the remaining tranche 2 applications pending. The match funding for the grants will come from income derived from fees charged to visiting cruise liners.

No	Project Title	Project Detail	Project Funding Status
Harbour Schemes			
19092.1	East Pier Revetment	Repair to the sloping revetment to the seaward side of the East Pier	Tranche 1 - Successful
19093.2	Berth 2 Fender Replacement	Replacement of inadequate Fenders on Berth 2 following damage	Tranche 1 - Successful
19093.3	Berth 3 Fender Replacement	Replacing the shipping fenders on Berth 3, Carlisle Pier	Tranche 1 - Successful
19093.4	Carlisle Pier Deck Repair	Repairs to the deck on the Carlisle Pier and installation of lighting	Tranche 2 - Pending
19092.2	West Pier Inner Wall Repairs	Repair to voids on the inner wall of the West Pier	Tranche 2 - Pending
19092.3	West Pier Roundhead Repairs	Repair to paving on the West Pier Roundhead	Tranche 2 - Pending

10.2. Funding strategy

As the Council does not have the financial capacity to undertake other necessary works in the Harbour without exchequer funding there is currently no funding strategy in place to bring the remaining Harbour infrastructure to taking in charge standard.

Dún Laoghaire Harbour - Funding Strategy 2023 to Completion

Expenditure 2023 to Completion €	AVAILABLE INCOME		Total Income 2023 to Completion €
	d/r Capital Funds on hand €	Grants Anticipated €	
	3,829,700	3,498,000	

10.3 Risk and risk mitigation

The lack of availability of funds to bring the Harbour infrastructure to taking in charge standard constitutes a high risk to the rest of the Council's capital projects. Unless exchequer funding is made available the Council will be forced to choose between the delivery of critical infrastructure required to facilitate residential and commercial developments throughout the County or bring the Harbour to the required standard.

In the meantime, the only way to mitigate this risk is to secure exchequer funding.

10.4 Schedule of projects

The schedule below sets out the list of Dún Laoghaire Harbour projects.

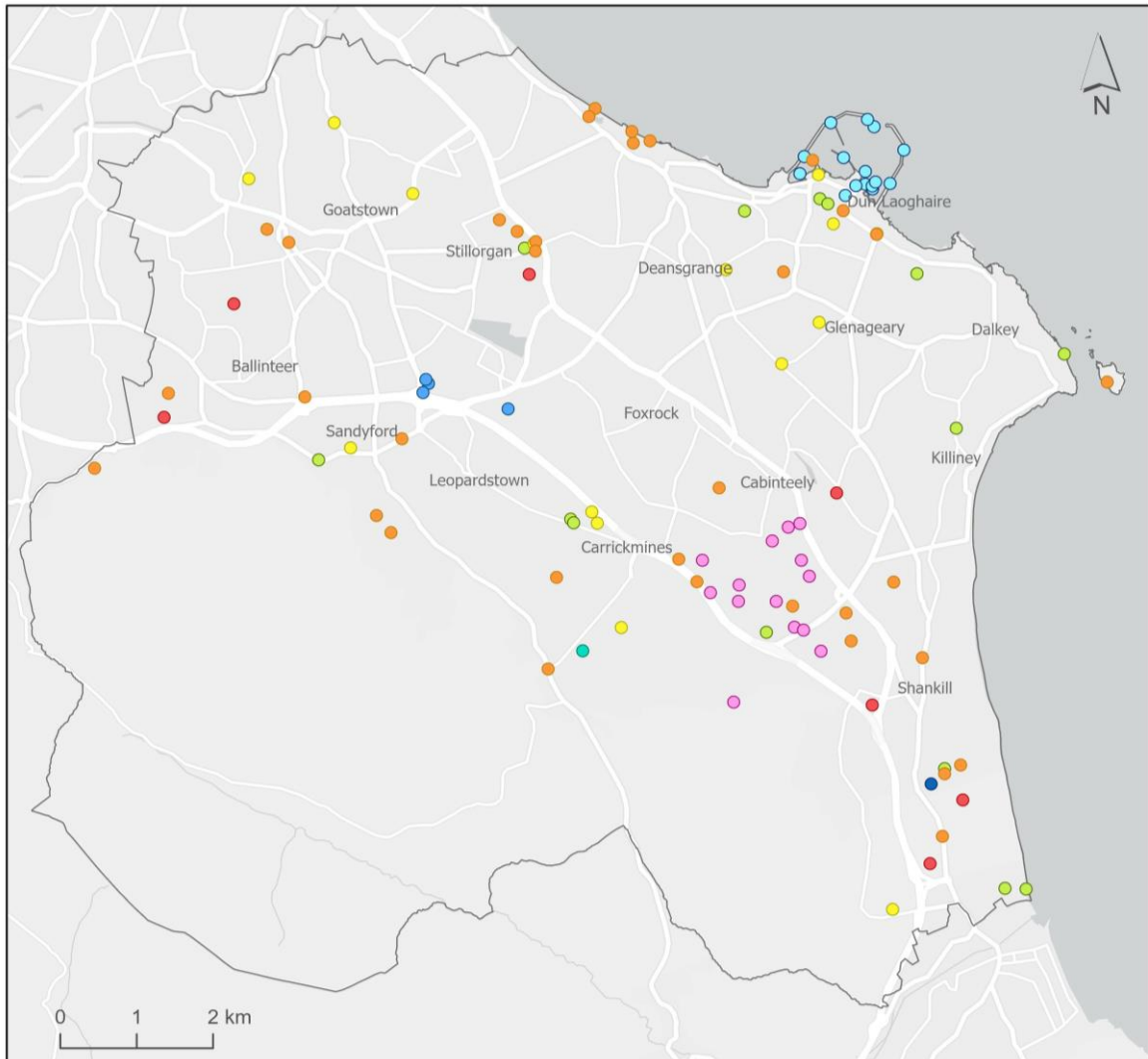
Helena Cunningham

Director of Finance & Economic Development

10.4 SCHEDULE OF HARBOUR PROJECTS

Updated Status	No	Project Title	Project Detail	Project Status	*	Area Committee
Harbour Schemes						
	19092	Dun Laoghaire Harbour Walls	East and west piers repairs	Feasibility	FNCA	DL
New	19092.1	East Pier Revetment	Repair to the sloping revetment to the seaward side of the East Pier	Feasibility	NC	DL
New	19092.2	West Pier Inner Wall Repairs	Repair to voids on the inner wall of the West Pier	Feasibility	NC	DL
New	19092.3	West Pier Roundhead Repairs	Repair to paving on the West Pier Roundhead	Feasibility	NC	DL
	19093	Dun Laoghaire Harbour - Piers & Berths	Structures for berthing of ships and boats	Feasibility	FNCA	DL
	19093.2	Berth 2 Fender Replacement	Replacement of inadequate Fenders on Berth 2 following damage	Construction/ On site	C	DL
New	19093.3	Berth 3 Fender Replacement	Replacing the shipping fenders on Berth 3, Carlisle Pier	Feasibility	NC	DL
New	19093.4	Carlisle Pier Deck Repair	Repairs to the deck on the Carlisle Pier and installation of lighting	Feasibility	NC	DL
	19094	Dun Laoghaire Harbour - Seawalls & Slipways	Water edge structures excluding the Berths but including breakwaters and sheet pile wall	Feasibility	FNCA	DL
New	19094.1	Marina Breakwater Railing Repair	Repair of 1.1km of railings on East and West Marina Breakwaters	Feasibility	NC	DL
New	19094.2	St. Michael's Pier Cathodic	Installation of a protection system for the sheet metal pile wall at St. Michael's Pier	Feasibility	NC	DL
	19095	Dun Laoghaire Harbour - Buildings	Building repairs	Feasibility	FNCA	DL
	19095.1	Ferry Terminal	Works in Ferry Terminal to bring building up to working condition for new tenant	Construction/ On site	NC	DL
	19095.2	Sun Shelter on East Pier	Reinstating sun shelter on East Pier which was damaged during Storm Emma	Feasibility	NC	DL
	19097	Dun Laoghaire Harbour - Water	Maintenance, Dredging within the harbour limits	Feasibility	NC	DL

Appendix A – Capital Programme Map 2023 – 2025



- | | |
|--|--|
| ● Cherrywood Common Infrastructure - dlr Delivered | ● Not Contractually Committed |
| ● Contractually Committed | ● Pipeline - Funding Not Currently Available |
| ● Glenamuck Distributor Roads Scheme | ● Sandyford Urban Framework Schemes |
| ● Harbour Schemes | ● Shanganagh Housing Project |
| ● Housing | |

Appendix B – Stages/Status of Capital Projects

<u>Project Status</u>	<u>Description</u>
Proposed / pre-feasibility	Project idea stage setting out high level ideas and an initial scope for the project
Feasibility	This involves the local authority defining in detail all its requirements in an output specification prior to commissioning consultants to carry out a study/report before the Preliminary Design Planning/Statutory Approval stage.
Preliminary Design	Preparing in-house design or contracting and commissioning designers to develop designs which meet dlr requirements and are in line with results approved at Feasibility stage up to and including Planning/ Statutory Approval for both Traditional and Design & Build projects.
Planning (Part VIII)	Planning/Statutory Approval (Part VIII's)
Detailed Design /Pre-tender	Preparation of detailed design for tender following Planning approval
Tender	Preparation of tenders, issuing of tenders, awarding of tenders and Contract stage
Construction /on site	Work commences on construction
Handover	Prior to handover, outstanding issues, such as delivery of operating and maintenance manuals, commissioning certificates and preparing a snag list, are dealt with. After handover, the final account is prepared, and all snags are rectified within the Defects Period.
Completed	Project is completed
Multiple projects	Multiple projects refer to a number of smaller projects grouped together like traffic improvement, safety and accident schemes, flood alleviation and where the Council often gets a NTA/OPW type grant for the schemes.